

Environmental Quality

Future Vision for Redmond (from 1995 Plan):

- Beautiful natural setting that frames Redmond.
- Open space and plenty of trees continue to define Redmond's physical appearance.
- Improved water quality has helped salmon to make a comeback.
- New developments designed and constructed to protect the environment.

Qualities most important to Redmond's livability (from 1999 workshops):

- Clean water in Lake Sammamish and other streams and rivers.
- Lakes, streams and creeks that provide good habitat for fish and other wildlife.
- Protected wetlands and wildlife habitat.
- Lots of trees and forested areas.
- An adequate amount of passive open space, such as areas for wildlife, gardens, nature preserves, and undeveloped greenbelts.
- Clean air.

None of the draft alternatives proposes to change:

- Protection of agricultural and rural areas north and east of Redmond.
- Permanently preserved open spaces, such as native growth protection easements or City parks.
- City protections for streams, wetlands and other environmentally sensitive areas.
- Protection of endangered species, including fish, birds and mammals.
- City requirements for tree protection and replacement.
- Stormwater management requirements that control the quality and quantity of water that runs off a developed site when it rains.

Redmond in 2002:

Redmond has maintained its commitment to protection of open space and rural lands north and east of the City, helping to maintain the natural setting that frames the community. The City's transfer of development rights program has also been significant in encouraging protection of open space, contributing to preservation of 300 acres in the North Sammamish Valley since 1996 while enabling owners to receive value for their land. In 1998, Redmond established regulations to preserve trees and on average, about 54% of significant trees are being retained in development projects. Limiting Downtown buildings to low- to mid-rise heights has helped to avoid overwhelming the significance of trees and open spaces in the City's physical appearance. At the same time, growth during the past several years has continued to reduce the amount of vacant land and natural vegetation in the City.

	Considerations Specific to Draft Alternatives		
Considerations Common to All Alternatives	Alt. 1: Continue Existing Policy Approach and Trends	Alt. 2: Slow Growth in Both Housing and Commercial Development	Alt. 3: Emphasize Housing, Slow Growth in Commercial Development
<p>Open Space and Trees Define Redmond's Physical Appearance</p> <p>Each of the alternatives will result in development of more vacant parcels that contribute to a feeling of open space as well as replacement of mature trees with young trees. For all the alternatives over the long-term, new trees will grow and become a defining feature, similar to the appearance of older residential neighborhoods with mature trees</p> <p>Overall, 51% of commercial development capacity in the City and 66% of residential development capacity is from potentially redevelopable parcels. While new construction on partially developed parcels will likely result in less impact on remaining open spaces and trees compared to vacant parcels, it nonetheless will have some impact, particularly on a neighborhood level.</p>	<p>Likely to involve the highest replacement of mature trees with younger trees and development of vacant parcels since it involves the largest amount of commercial development together with residential development similar to recent trends.</p>	<p>Yearly replacement of mature trees with younger trees and development of vacant parcels likely to be slower.</p>	<p>Would likely fall in a middle range between the other two alternatives in terms of impacts. Additional housing growth in this alternative would be located in areas that would have minimal impact on trees or open space since they involve land with lower value in contributing to a feeling of open space and trees. Some of the land is already developed to some extent (buildings or parking lots) or has been used for gravel extraction.</p>
<p>Improved Water Quality All Alternatives:</p> <p>Each of the alternatives will increase the amount of impervious surfaces in the City and may contribute to degraded water quality.</p>	<p>Potential for highest impact on water quality. Faster rate of growth also makes mitigation of environmental impacts and monitoring more difficult.</p>	<p>Slower rate of growth makes mitigation of environmental impacts and monitoring less difficult. A slower rate of redevelopment would reduce opportunities to upgrade/retrofit facilities.</p>	<p>Would likely fall in a middle range between the other two alternatives in terms of impacts and opportunities. Compared to Alternative 1, involves more housing growth but less commercial development.</p>

<p>Redevelopment projects that add more than 5,000 square feet of impervious surface are required to provide water quality treatment and detention.</p> <p>Redevelopment projects provide opportunities for enhancement of sensitive areas when minimum setbacks are proposed. It also provides opportunities for upgrades/retrofits to existing stormwater facilities that do not meet current standards.</p> <p><i>See also Stormwater portion of Services and Facilities</i></p>	<p>However, this Alternative would likely involve more redevelopment and could result in a faster rate of upgrades/retrofits to existing stormwater facilities and enhancement of sensitive areas if minimum setbacks are proposed.</p>		
---	---	--	--

Land Use

Future Vision for Redmond (from 1995 Plan):

- Attractive residential neighborhoods. Design of new areas integrates homes into the natural environment. Older neighborhoods have retained their character.
- Downtown contains a vibrant mix of uses, is gathering place in the community for people.
- Overlake: Research and development center, pedestrian oriented commercial areas, light manufacturing, opportunities to live near work and stores.
- Businesses that serve residents' everyday needs are located near residential neighborhoods.
- Urban areas have been annexed so that they may receive a full range of urban services.
- Open space and agricultural character of the north Sammamish Valley has been maintained. The Bear and Evans Creek valleys and areas to the north and east remain rural.

Qualities most important to Redmond's livability (from 1999 workshops):

- Neighborhoods are well-maintained and are quiet, with minimal noise due to traffic, construction, or other activities.
- Residents can live within walking or bicycling distance of non-work destinations such as stores or parks.
- Downtown includes places of interest and people walking around during the day and evening.
- Downtown buildings are human scale, rather than high rises, and are well-designed and attractive.
- New buildings and landscaping are well-designed, high quality and attractive.
- Protected rural areas north and east of Redmond, including the Bear and Evans Creek and Sammamish valleys.

None of the draft alternatives proposes to change:

- Allowed densities in existing residential neighborhoods.
- Allowed heights for Downtown buildings.
- Amount of neighborhood commercial zoning near neighborhoods.
- Protection of agricultural and rural areas north and east of Redmond.
- Redmond's potential annexation areas.

Redmond in 2002:

In several respects, development since 1993 has helped to advance Redmond toward the future vision. For example in the Downtown, the addition of Redmond Town Center, the Old Redmond Schoolhouse Community Center, and more than 400 multi-family residences is contributing to the area's vibrancy and interest. Recent development has also brought challenges. For example, construction of new homes in existing neighborhoods has affected character when new homes are much larger in size or different in style and are not designed to blend with surrounding homes, or when mature trees are removed for development and replaced with much younger trees. Where applicable, standards for design of buildings, landscaping and site requirements can help new construction to fit in better with existing or desired character.

	Considerations Specific to Alternatives		
	Alt. 1: Continue Existing Policy Approach and Trends	Alt. 2: Slow Growth in Both Housing and Commercial Development	Alt. 3: Emphasize Housing, Slow Growth in Commercial Development
<p>Considerations Common to All Alternatives</p> <p>Neighborhood Character</p> <p>Under all alternatives, the quality of new housing would likely be high, contributing to attractive neighborhoods. The number of homes that could be constructed on vacant and underused parcels in existing neighborhoods is also similar. Under each alternative, about 30% of the City's capacity for new homes is from single-family development and 70% from multi-family.</p> <p>Overall and over the long-term, neighborhood character will continue to be retained under each of the alternatives, in part since most existing zoning densities would be maintained. On an individual street, one or more new homes added to an existing neighborhood can have some affect on character if not designed well.</p>	<p>On an annual average over 20 year period, could involve development of up to 150 single-family homes per year in existing neighborhoods throughout the City.</p> <p>Consistent with trends, annexations likely to occur when supported by majority of property owners.</p>	<p>Similar to Alternative 1.</p> <p>Annexations would likely occur more slowly under this alternative compared to the other two.</p>	<p>Considerations for existing single-family neighborhoods same as Alternative 1 since additional housing under this alternative comes from adding housing capacity to City job centers, not single-family neighborhoods.</p> <p>Zoning more land in SE Redmond for housing could result in conflicts due to noise, traffic, and dust from industrial uses.</p>
<p>Downtown and Overlake</p> <p>All alternatives promote continued improvement in the vitality of Downtown and Overlake. The City could meet regional criteria for urban centers for Downtown and Overlake under any of the alternatives. Key difference is the rate of change.</p>	<p>Downtown likely to become an 18-hour place faster due to more rapid growth in commercial development combined with more housing growth. This alternative would increase the capacity for commercial development at Redmond Town Center and in Overlake.</p>	<p>Would permit the least amount of growth Downtown and in Overlake over the 20-year period.</p>	<p>Of the three alternatives, could do the most to promote Downtown as an 18-hour place by combining slightly more housing growth with a moderate increase in commercial development.</p>

	Considerations Specific to Alternatives		
	Alt. 1: Continue Existing Policy Approach and Trends	Alt. 2: Slow Growth in Both Housing and Commercial Development	Alt. 3: Emphasize Housing, Slow Growth in Commercial Development
Considerations Common to All Alternatives Aesthetics All alternatives will affect the aesthetic quality of Redmond. Considerations include building appearance (particularly Downtown and in Overlake), compatibility of size or style of new residences in existing neighborhoods, and increases in light and reflective surfaces.	Would involve the largest amount and fastest rate of new commercial development in Downtown and in Overlake. This quicker rate would likely make it more difficult to evaluate level of community satisfaction with aesthetic quality of new development.	Slower rate of new commercial development could provide more time to evaluate whether aesthetics of new development fit with community values. However, limits on rate of commercial development could also adversely impact the potential for desirable developments in Redmond.	While this alternative includes additional housing, it would be focused in specific, already disturbed areas, including SE Redmond and Downtown, reducing impacts. Slower rate of new commercial development could provide more time to evaluate whether aesthetics fit with community values.
Annexation Under all alternatives, the amount of housing the City plans to accommodate would <u>increase</u> with annexation of unincorporated land (and conversely, the County's growth target would decrease).	Consistent with trends, annexations likely to occur when supported by majority of property owners.	Annexations would likely occur more slowly under this alternative compared to the other two.	Consistent with trends, annexations likely to occur when supported by majority of property owners.

Housing

Future Vision for Redmond (from 1995 Plan):

- Broad choice of housing types in a range of prices.
- Households at all economic levels can find and afford housing.

Qualities most important to Redmond's livability (from 1999 workshops):

- Enough housing choices so that people of a variety of family sizes and ages, from young adults to seniors, can live here.
- Housing that is affordable.

None of the draft alternatives proposes to change:

- Allowed densities in existing residential neighborhoods.

Redmond in 2002:

Recent residential developments such as the Villages at Overlake Station and Taluswood on Avondale, together with programs aimed at preserving affordable housing, are helping to provide housing choices in Redmond for people, regardless of income, age or family size. However, new housing in Redmond is falling short of 20-year housing goals for affordability, supply and variety. With median home sale prices of over \$300,000, it is not surprising that there are very few ownership opportunities in Redmond for households earning the median-income or less. A number of factors affect housing prices and production, including the strong market during the past several years, employment growth in the City that far surpasses housing production, and costs and time associated with the development review process. Current zoning would continue recent trends of new housing construction being three-fourth multi-family homes and one-quarter single-family homes.

Considerations Common to All Alternatives	Considerations Specific to Alternatives		
	Alt. 1: Continue Existing Policy Approach and Trends	Alt. 2: Slow Growth in Both Housing and Commercial Development	Alt. 3: Emphasize Housing, Slow Growth in Commercial Development
Broad Choice of Housing Over time, more choices in new housing, such as cottages and	No changes proposed to zoning to allow more area for residential development.	No changes proposed to zoning to allow more area for residential development.	Of the three alternatives, this option does the most to promote a better choice of housing in a range of prices.

	Considerations Specific to Alternatives		
	Alt. 1: Continue Existing Policy Approach and Trends	Alt. 2: Slow Growth in Both Housing and Commercial Development	Alt. 3: Emphasize Housing, Slow Growth in Commercial Development
<p>Considerations Common to All Alternatives</p> <p>other smaller detached single-family homes, attached homes, and accessory dwelling units, would likely be available. Allowing cottages and other smaller single-family dwellings as well as attached single-family homes designed to fit with traditional detached single-family homes can help increase housing choices in the City.</p>	<p>Remaining land for new, detached single-family homes developed under standard practices would likely be fully used during the planning period.</p>	<p>Would result in smallest increase in housing of the three alternatives.</p>	<p>It would provide opportunities for more single-family and multi-family housing in the City's employment centers, including SE Redmond and Downtown. It could also provide more housing of several types, including more home ownership opportunities.</p>
<p>Housing for All Economic Levels</p> <p>Under all the alternatives, most new ownership housing would continue to be unaffordable to families earning a moderate income or less (\$62,500 or less for household of 4).</p> <p>None of the alternatives would meet the City's goals for new affordable housing without significant increases in subsidies or reduction of land or development costs.</p>	<p>This alternative would do little to promote development of new housing for all economic levels.</p> <p>This alternative would lead to an increase of 5 jobs in the City for every new housing unit, an increase more than twice that of the other two alternatives, but less than the ratio for the past seven years of 7 jobs for every housing unit. This would contribute to continued upward pressure on housing prices.</p> <p>Remaining land for new, detached single-family homes developed under standard practices would likely be filled during the planning period, also contributing to pressure on housing prices.</p>	<p>Similar to Alternative 1, this alternative would do little to promote development of new housing for all economic levels.</p> <p>By slowing new commercial development in the City, this alternative alleviates one of the sources of pressure on housing prices, but it would also result in the smallest increase in housing, contributing to upward pressure on housing prices.</p>	<p>Of the three alternatives, this option would do the most to encourage development of new single-family and multi-family housing in a range of prices.</p> <p>It could help reduce upward pressure on housing prices by slowing new commercial development in the City. It could also increase capacity for single-family homes in the SE Redmond employment center, and provide additional opportunities for innovative housing throughout the City.</p>

Economic Development

Future Vision for Redmond (from 1995 Plan):

- Redmond includes high technology, research and development, and high wage manufacturing jobs.
- Downtown contains a vibrant mix of uses, is gathering place for community.
- Overlake: Research and development center, pedestrian oriented commercial areas, light manufacturing, opportunities to live near work and stores.
- Businesses that serve residents' everyday needs are located near residential neighborhoods.

Qualities most important to Redmond's livability (from 1999 workshops):

- A Downtown that includes theaters, parks and other places of interest, and people walking around during the day and evening.
- New buildings are human-scale, rather than high rises.
- Small, local businesses are encouraged to remain or locate in Redmond.
- Redmond includes a good selection of jobs that pay at least a "family wage" (meaning, sufficient for a family with a single wage earner to adequately cover at least basic expenses).
- A friendly business climate with clear and predictable regulations.

None of the draft alternatives proposes to change:

- Allowed heights for Downtown buildings.
- Amount of neighborhood commercial zoning near neighborhoods.

Redmond in 2002:

Redmond has experienced a strong and vibrant economy during the past several years that added about 33,000 jobs to the community between 1993 and 2002, an increase of 85 percent. Approximately 72,000 people work in Redmond now, bringing employment in the City to the third highest in King County. Only Seattle and Bellevue are larger employment centers. Of the three primary employment sectors, a little over half of Redmond's growth has been in the office sector, one-third in the industrial sector, and 15 percent in the retail sector. The mix of uses Downtown is becoming more diverse with the addition of major shopping areas, such as Redmond Town Center and major employers, such as AT&T. There has not been as much progress in development of small-scale retail and services near residential neighborhoods, though one project is in the planning phase that would provide neighborhood-scale retail services.

	Considerations Specific to Alternatives		
	Alt. 1: Continue Existing Policy Approach and Trends	Alt. 2: Slow Growth in Both Housing and Commercial Development	Alt. 3: Emphasize Housing, Slow Growth in Commercial Development
Considerations Common to All Alternatives Family-Wage Jobs, Healthy Economy None of the alternatives would affect the number of employees a business chooses to add to an existing building. All of the alternatives would establish a target for how much new commercial floor area would be added to the City.	More likely to accommodate “market anticipated” rate of new office and industrial development compared to other alternatives.	Would result in a much lower rate of new office and industrial development than past market trends. Could become a disincentive for desirable developments and growth of local companies.	Would likely result in a lower rate of new office and industrial development than past market trends; would remove or revise some land zoned for manufacturing or business park uses to accommodate housing. Among the considerations are appropriate future use of land considering land prices, challenges in transporting goods; economic shifts; and capacity for manufacturing or business park uses.
Downtown and Overlake All of the alternatives would promote continued improvement in the vitality of Downtown and Overlake.	Proposes increase to zoning to allow more commercial development at Overlake. Zoned capacity could be increased to 18.4 million square feet from the existing capacity of 15.4 million as more transit service becomes available or as additional progress is made in meeting goals for non-single occupant travel. This increase would require a major change to the agreement that Redmond and Bellevue have concerning the amount of additional development and transportation improvements to occur in the Overlake area.	Does not propose an increase to currently allowed commercial development capacity at Overlake during this planning period.	Does not propose an increase to currently allowed commercial development capacity at Overlake during this planning period.